004.0	0004	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,023,200	/	1,023,200
USE VALUE:	1,023,200	/	1,023,200
ASSESSED:	1,023,200	/	1,023,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109	-111	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MPARKRE LLC
Owner 2:	
Owner 3:	
Street 1:	11 GRANTON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MERGEN KATRINA -
Owner 2:	-
Street 1:	109 VARNUM STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2652 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5252.000	561,100		462,100	1,023,200
Total Card	0.121	561,100		462,100	1,023,200
Total Parcel	0.121	561,100		462,100	1,023,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.86 | /Parcel: 385.86

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 4195

GIS Ref

GIS Ref

Insp Date 08/26/17

!446!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	561,100	0	5,252.	462,100	1,023,200		Year end	12/23/2021
2021	104	FV	535,100	0	5,252.	462,100	997,200		Year End Roll	12/10/2020
2020	104	FV	535,300	0	5,252.	462,000	997,300	997,300	Year End Roll	12/18/2019
2019	104	FV	397,800	0	5,252.	490,900	888,700	888,700	Year End Roll	1/3/2019
2018	104	FV	397,800	0	5,252.	358,100	755,900	755,900	Year End Roll	12/20/2017
2017	104	FV	328,300	0	5,252.	311,900	640,200	640,200	Year End Roll	1/3/2017
2016	104	FV	328,300	0	5,252.	265,700	594,000	594,000	Year End	1/4/2016
2015	104	FV	291,700	0	5,252.	259,900	551,600	551,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:32:00

LAST REV

Date	Time
11/29/21	15:39:43
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 446

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MERGEN KATRINA,	78830-405	1	10/1/2021		970,000	No	No		
SIMMONS KENNETH	68159-514		10/5/2016		941,000	No	No		John Joseph Simmons d.o.d. 6/13/1980 bk 68159
	21526-87		11/1/1991		1	No	No		F

USER DEFINED

Prior Id # 1:	4195
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2021	1625	Renovate	130,000	O				
3/1/2019	286	Insulate	6,725	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
8/26/2017	MEAS&NOTICE	HS	Hanne S
1/27/2009	Meas/Inspect	189	PATRIOT
9/20/1999	Meas/Inspect	263	PATRIOT
8/25/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5252		Sq. Ft.	Site		0	80.	1.10	1									462,050						462,100	

Total AC/HA:	0.12057	Total SF/SM:	5252	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 462,050	Spl Credit	Total: 462,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05951631
Const Adj.:	0.98000199
Adj $ / SQ:	186.899
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	689350
Depreciation:	128219
Depreciated Total:	561131

COMMENTS

INSP OWNERS UNIT ONLY. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

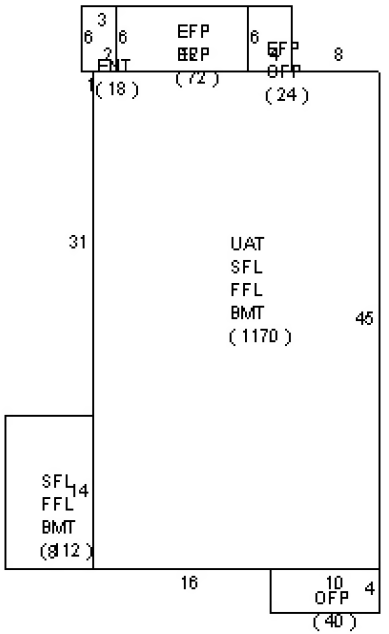
No Unit	RMS	BRS	FL
2	6	2	1
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	186.90
Special Features:	0	Val/Su Net:	127.84
Final Total:	561100	Val/Su SzAd	218.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,282	56.070	71,881
FFL	First Floor	1,282	186.900	239,605
SFL	Second Floor	1,282	186.900	239,605
UAT	Upper Attic	293	83.730	24,491
EFP	Enclos Porch	168	42.560	7,150
OFP	Open Porch	64	41.440	2,652
ENT	ENTRY	18	25.870	466
	Net Sketched Area:	4,389	Total:	585,850
Size Ad	2564	Gross Area	5266	FinArea 2652

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0004-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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